

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development – VGTMUDA/Vijayawada Municipal Corporation - Deletion of road strip and include it in the neighbouring Plot No.27 in L.P.No.31/86 Vijayawada, Guntur, Tenali and Mangalagiri Urban Development Authority (VGTMUDA) transferred to Vijayawada Municipal Corporation, on payment of present market value – Permission accorded – Orders – Issued.

MUNICIPAL ADMN & URBAN DEVELOPMENT (J1) DEPARTMENT

G.O.Ms.No. 255

DATED: 04/07/2012

Read the following:-

- 1.G.O.Rt.No.1129, M.A. & U.D. (M2) Dept., Dated:06.10.1994.
- 2.From the Commissioner, Vijayawada Municipal Corporation, Letter No.G1/113266/2011, Dt.13.06.2011.
- 3.From VC, VGTMUDA, Vijayawada Letter Rc.No.C8- 3083/2010, Dated :27.06.2011.
4. Inspection Report of Addl., Director(MA&UD), Dt.21.01.2012.

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ORDER:

In the reference 2nd read above, the Commissioner, Vijayawada Municipal Corporation, has stated that, there is a land measuring 254 Square Yards on the south side of their plot (Plot No.27) left vacant for the purpose of Buffer Zone in the original layout plan of L.P.No.32/83/VGTMUDA. Subsequently it was converted into residential use (proposed 22'3" wide road) and layout plan was revised as L.P.No.31/86/VGTMUDA. He has further stated that, a layout approved by VGTM UDA vide L.P.No.31/86/VGTM UDA, revises the original layout L.P.No.32/83/VGTM UDA. While approving the layout 32/83/VGTM UDA, the strip of narrow road mentioned above, was shown as "buffer zone" since there was a 'Benz Company in existence on southern side adjoining the residential layout. Subsequently, the layout was revised in L.P.No.31/86/VGTM UDA, wherein the buffer zone, which was in the shape of narrow strip, varying a width of 22'-3" to 26'-0" was converted and proposed as road. But this road was not at all formed on ground at any stage; as the strip of that proposed road is not being used for the purpose of road and encroached by the neighboring plot owners, Government in G.O.Rt.No.1129 MA UD Department Dated 06.10.1994, issued orders regularizing the unauthorized construction made in buffer zone / road strip, adjacent to plot No.26, owned by Sri G.Sivannarayana, in L.P.No.31/86/VGTMUDA, subject to payment of cost of land as fixed by the District Collector and revision of layout. As such the strip of proposed road in the layout No.31/86/VGTMUDA is not being used and not at all formed on ground at any stage and it is not possible to make thorough fare since one of the adjoining plot owner, Sri G.Sivannarayana, Plot No.26, had occupied the buffer zone / road and constructed building and got it regularized as per orders in G.O.Ms.No.1129, MA, Dt.06.10.1994.

2. The Commissioner, VMC has also submitted that, taking advantage of the physical developments on ground and no feasibility to implement the road thorough fare on ground, the neighboring owners of Plot No.27 also now represented to the Government to delete the strip of road, which belongs to the Municipal Corporation of Vijayawada, on southern side of their plot and include it in plot No.27 on payment of present market value. In the Zonal Development Plan approved for Vijayawada City in the year 2006, the strip of road is not shown in ZDP as the road was not in existence on ground. The applicant site is vacant at present. Out of the 4 plots adjoining narrow strip road, physically, the road is in the occupation of the adjoining plot owners. Out of 4 plots, the road portion (300.37 Sq.Yds) abutting plot No.26 has already been allotted to the owner of the plot No.26 by collecting cost of land.

3. The Commissioner, Vijayawada Municipal Corporation, has finally stated that, the Market value of the site under reference is Rs.60,000/- per Square Yards, approximately and total value of the site is 254.50 Square Yards X 60,000/- = Rs.1,52,70,000/-. The Sub-Registrar value is Rs.30,000/- and total value of the site is Rs.76,35,000/-. The size of site under reference is 24'-0" wide average width and 98'-0" length. It is very narrow strip and there is no continuity towards western side and it does not give, access to any site. Further, the similar bit of site was disposed off with concurrence of the Government (vide G.o.No.1129, M.A., Dated 06.10.1994) vide Commissioner, Vijayawada Municipal Corporation office file Rc.G7-15030/92.

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As such the site under reference does not serve any purpose. The subject was placed before the Council. The Municipal Council in its Resolution No.67, Dated:04.06.2011, has resolved to request the Government to put to sale the land under reference in the following procedures.

1. Through Auction; **or**
2. As per rate fixed by the Joint Collector under Land Acquisition procedure.

4. In the reference 3rd read above, the VC, VGTMUDA has stated that, as the strip of the proposed road is not being used for the purpose of road and encroached by the neighboring plot owners, Government in G.O.Rt.No.1129 MA UD Department Dated 06.10.1994, issued orders regularizing the unauthorized construction made in buffer zone / road strip, adjacent to plot No.26, owned by Sri G.Sivannarayana, in L.P.No.31/86/VGTMUDA, subject to payment of cost of land as fixed by the District Collector and revision of layout on the recommendation made by VC., VGTMUDA – vide Letter No.C1/4543/1986 and the Commissioner, Vijayawada Municipal Corporation vide Letter No.Rc.ACP-1,G7/15030/92 of the Vijayawada Municipal Corporation to consider the request of Sri G.Sivanarayana in the site admeasuring an extent of 300.37 Sq.Yards, which belongs to the Municipal Corporation of Vijayawada in the form of buffer zone/road, adjacent to Plot No.26 in the layout; on the similar grounds, a representation was made by Smt. B.Radha Kumari and her sister Dr.Mandava Janaki, who own the Plot No.,27 in the layout plan 31/86/VGTMUDA, requesting to delete the road portion and merge it with their Plot No.27 on payment of present market value. While forwarding the report of Commissioner, Vijayawada Municipal Corporation along with a copy of the Resolution of Municipal Council, the Vice-Chairman, Vijayawada, Guntur, Tenali and Mangalagiri Urban Development Authority (VGTMUDA) has requested the Government to issue suitable orders as deemed fit in the matter, for the Plot No.27, in L.P.No.31/86/VGTMUDA on the similar lines as was done in the case of Plot No.26.

5. After examination of the matter, Government have decided to accord permission to the Commissioner, Vijayawada Municipal Corporation, for deletion of road strip and include it in the neighbouring Plot No.27 in L.P.No.31/86, Vijayawada Municipal Corporation on payment of present market value.

6. Accordingly, permission is hereby accorded for deletion of road strip to an extent of 254.50 Sq. yards and include it in the neighbouring Plot No.27 in L.P.No.31/86, Vijayawada Municipal Corporation, on payment of present market value fixed by District Collector, as per rules, as was done in the case of Plot No.26 – vide reference 1st read above.

7. The Commissioner, Vijayawada Municipal Corporation and Vice-Chairman, Vijayawada, Guntur, Tenali and Mangalagiri Urban Development Authority, shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**RAJIV RANJAN MISHRA
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner, Vijayawada Municipal Corporation, Vijayawada.

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalari, Urban Development Authority. Vijayawada.

Copy to:

The Prl.Secy.(UD), MA & UD Dept.

The Prl.Secy.(MA), MA & UD Dept.

The O.S.D. to Minister (MA & UD).

SF/SC

//FORWARDED ::BY ORDER//

SECTION OFFICER